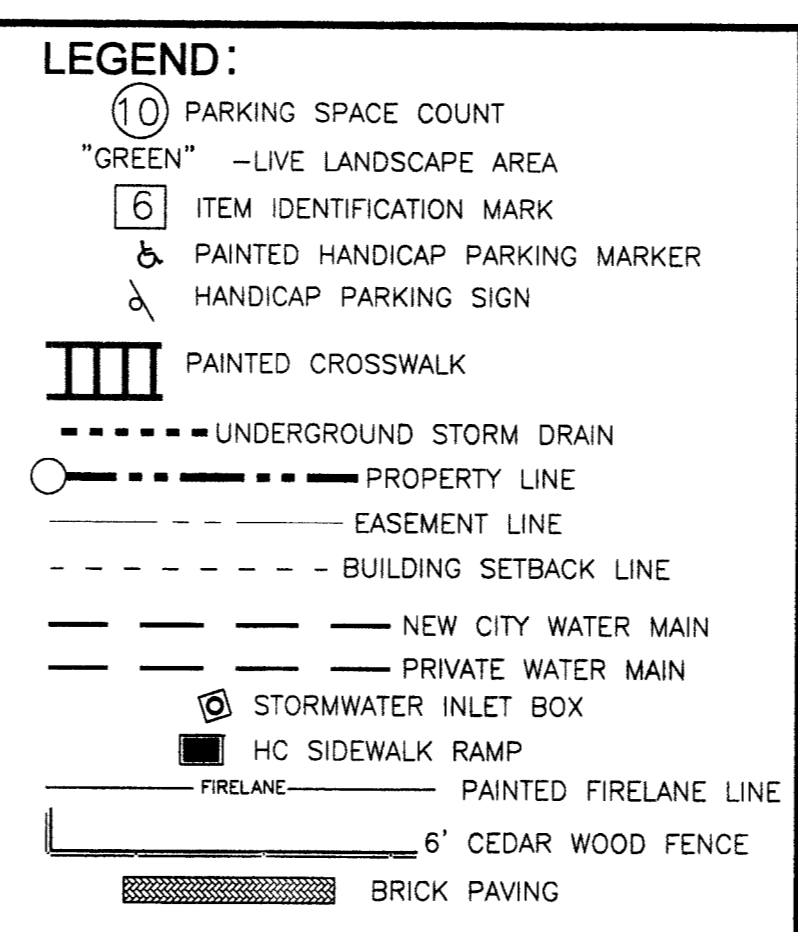
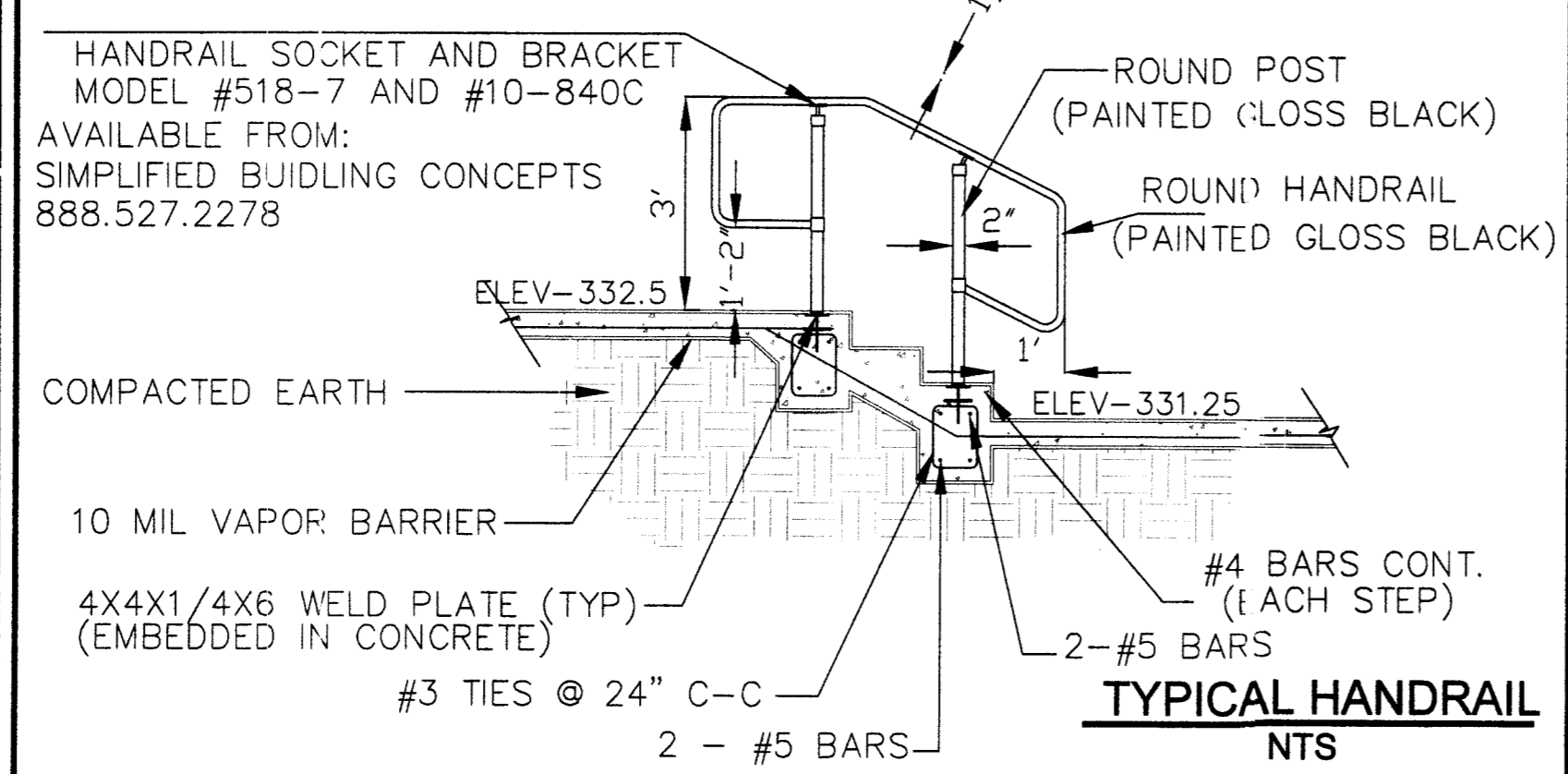


ELECTRIC SERVICE: (SEE SHEET E4.0)
3 PHASE
208 Volt
501.7 KW
1392.6 Amp

NOTICE:
CONTRACTOR TO PROVIDE CONSTRUCTION SITE
NOTICE TO CITY AS REQUIRED BY CITY OF BRYAN.

NOTICE:
LANDSCAPE PLAN MAY SHOW PLANTS IN CONFLICT WITH
FIRE HYDRANT OR OTHER ITEMS. PLANTING WILL BE
ADJUSTED TO AVOID CONFLICT.



- IDENTIFICATION MARKERS:**
- NEW CONCRETE PAVING
 - NEW STREET DRIVEWAYS (3) AS DETAILED THESE DRAWINGS
 - BRICK PAVING
 - PAINTED WALKWAY
 - CONCRETE SIDEWALK
 - SIDEWALK HC RAMP (ADA STANDARDS/ 1:12 SLOPE MAX)
 - 6" CONCRETE CURB (TYPICAL)
 - HC PARKING SIGN (Sign to Designate "VAN SPACE")
 - PAINTED FIRELANE MARKING ACCORDING TO CITY DETAILS
 - TRASH ENCLOSURE (TO MEET CITY REQUIREMENTS)
 - 6" CEDAR FENCE
 - CONCRETE RETAINING WALL (12"W X10'DEEP)
 - 2.5" COPPER WATER SERVICE LINE IN 4" PVC CONDUIT
 - 6" PRIVATE PVC SAN SEWER DRAIN LINE
 - U.G. POWER SERVICE
 - ELECT. TRANSFORMER PAD
 - TELEPHONE SERVICE CONDUIT
 - CONTRACTOR TO FURNISH AND INSTALL
CONTRACTED PVC CONDUIT W/ PULL STRING,
STUBBED UP NEAR ELECTRICAL TRANSFORMER PAD.
 - 8" CITY OF BRYAN WATER MAIN

- UTILITIES SUMMARY:**
- ELECTRIC POWER REQUIRED**
1600 AMP 208/3 PHASE
U.G. PRIMARY SERVICE TO PAD MOUNTED TRANSFORMER BOX
LOCATED NEAR NORTH END OF BUILDING KITCHEN WING
U.G. PVC CONDUIT AND PULL LINE TO BE PROVIDED BY GENERAL
CONTRACTOR TO MEET REQUIREMENTS OF POWER COMPANY.
 - COMMUNICATIONS SERVICE**
TELEPHONE ADJACENT TO ELECTRIC POWER TRANSFORMER
TV CABLE CONNECTIONS AS REQUIRED BY CABLE SERVICE COMPANY
TO BE PROVIDED BY GENERAL CONTRACTOR
 - DOMESTIC WATER SUPPLY**
2.5" COPPER DOMESTIC LINE IN 4" PVC SCHED 40 SLEEVE.
1.5" COPPER IRRIGATION LINE IN 4" PVC SCHED 40 SLEEVE.
METERS, TAPS (2) LINES SLEEVES TO BE PROVIDED,
INSTALLED AND PAD FOR BY GENERAL CONTRACTOR.
 - SANITARY SEWER SERVICE**
6" LINE @ 6" BELOW FLOOR ELEV AT BUILDING LINE
PRIVATE SEWER LINE AND CITY MAIN CONNECTION TO BE
PROVIDED BY GENERAL CONTRACTOR
 - EXISTING SANITARY SEWER**
THERE ARE NO EXISTING SS LINES ATTACHED TO CITY LINES
ALONG THE PROPERTY LINE OF THIS DEVELOPMENT TRACT.
UNDER SLAB LINES FOR BLDG. TO BE DEMOLISHED ALL DRAIN
THE SLEWER DRAIN OF THE MAIN BLDG THAT IS TO REMAIN.
 - NATURAL GAS SERVICE**
2" SERVICE LINE & METER AT NORTH SIDE OF REHAB. WING.
228'-2" SERVICE EXTENSION FROM METER TO CENTER WING
ENTRANCE AS SHOWN BY THIS PLAN.
GENERAL CONTRACTOR TO COORDINATE WITH GAS COMPANY
AND PROVIDE GAS SERVICE AND INSTALLATION FOR A
COMPLETE OPERATING GAS SYSTEM.
 - CONSTRUCTION CONCRETE WASHOUT SITE**
SINCE PROJECT IS TO BE COMPLETED IN PHASES, MORE THAN ONE
TRUCK WASHOUT LOCATION MAY BE USED. SHADED AREAS SHOWN
THIS PLAN ARE THE GENERAL LOCATIONS, BUT OTHERS MAY BE
CONSIDERED FOR WASHOUT WITH CONFIRMATION OF ENGINEER.
ALL CONCRETE WASHOUT SHALL BE CLEANED UP AND PROPERLY
DISPOSED OF PRIOR TO CONSTRUCTION OF IMPROVEMENTS IN
THOSE AREAS.

PROJECT: "GENERATIONS"
CONSTRUCT NEW SENIOR SERVICES AND PHYSICAL REHABILITATION CENTER

ADDRESS:
2817 KENT STREET (To Be Confirmed By City)
BRYAN, TEXAS

LOCATION:
NE QUADRANT OF MEMORIAL DRIVE AND KENT STREET INTERSECTION
BRYAN, TEXAS

LEGAL DESCRIPTION:
4.3 ACRE, W. TYLER MOORE, JR. & JOHN C. CULPEPPER, III TRACT
REPLATTED AS LOT 2, BLOCK 1 - SHERWOOD #1 SUBDIVISION (4.29ac)

OWNER:
SHERWOOD REAL PROPERTY, G.P.
1700 GEORGE BUSH EAST,
SUITE 240
COLLEGE STATION, TEXAS 77840

SITE INFORMATION:

- MISCELLANEOUS BUILDING DATA:
PROPOSED NUMBER OF STORIES: 1
ROOF OVERHANG: VARIOUS
BUILDING FLOOR ELEVATION: MAIN BLDG = 332.00 - LAUNDRY BLDG = 331.25.
EXTERIOR FINISH: BRICK VENEER (SEE ARCHITECTURAL PLAN)
- SITE AREA:
TOTAL LOT AREA: 4.29acres
- SITE ZONING:
C-1, OFFICE DISTRICT
- FLOODPLAIN:
NONE OF THIS PROPOSED DEVELOPMENT IS LOCATED
WITHIN A FLOODPLAIN AS DEFINED
BY FEMA MAP #480410012 DATED JULY 1992
- STORM WATER DRAINAGE:
ON SITE STORM WATER TO BE SURFACE DRAINED VIA NEW PRIVATE U.G. STORM-
WATER COLLECTION SYSTEM. ALL DRAINAGE STAYS WITHIN THIS PROPERTY PRIOR
TO DISCHARGE INTO THE EXISTING CITY U.G. STORM DRAINAGE SYSTEM.
SOME ADJACENT PROPERTY DRAINAGE IS RECEIVED ALONG THE NORTH AND EAST
BOUNDARIES INTO THIS TRACT FOR DRAINAGE THROUGH THE NEW SYSTEM.
NONE OF THE INCOMING FLOW IS IMPEDED, THEREBY RESULTING IN NO
STORMWATER DETENTION INCREASE ON UPSTREAM PROPERTY.
STORMWATER DETENTION CONTROL IS PROVIDED ACCORDING TO CITY OF BRYAN
REQUIREMENTS.
- SITE GRADING & DRAINAGE:
DRAINAGE CONDUITS AND PIPE DESIGNED IN COMPLIANCE WITH
CITY OF BRYAN STREET REQUIREMENTS.
- FIRE PROTECTION:
FIRE SPRINKLER SYSTEM INCLUDED IN BUILDING.
FIRE HYDRANT LOCATIONS SHOWN THIS SHEET
FIRE LANE WITHIN CITY LENGTH REQUIREMENTS
FIRE LANE MARKING SHOWN THIS SHEET TO BE PAINTED
ACCORDING TO CITY OF BRYAN STANDARDS
FIRE TRUCK ACCESS PROVIDED AROUND ENTIRE BUILDING AREA BY
STREET DRIVEWAY ACCESS AND BY ON SITE DRIVEWAY CONFIGURATION.
- PARKING:
PARKING SPACES REQUIRED (CITY OF BRYAN) @ 1/5 BEDS (124 BEDS) = 25-100
PARKING SPACES REQUIRED (STATE AGENCY) THIS LOT @ 1/4 BEDS = 31
PARKING SPACES PROVIDED THIS LOT = 94
HC PARKING (VAN) PROVIDED
- LANDSCAPING:
SITE LANDSCAPING TO MEET CITY REQUIREMENTS
AS SHOWN BY DRAWINGS HEREWITH
- SITE LIGHTING:
SITE LIGHTING BY EXTERIOR BUILDING LIGHTS.
PLACEMENT AS SHOWN BY ARCHITECTURAL PLANS.
- ELECTRIC POWER AND TELEPHONE:
ELECTRIC POWER PHONE SERVICES AVAILABLE AT ADJACENT MEMORIAL DRIVE.
PRIMARY SERVICE TO BE EXTENDED UNDERGROUND TO TRANSFERRED
ADJACENT TO KITCHEN WING, AT CENTER/NORTH END OF THE BUILDING.
- WATER AND SEWER:
WATER SERVICE (FOR BUILDING & FIRE PROTECTION) TO BE PROVIDED VIA
> NEW 8" CITY WATER MAIN TO FH (IN CITY EASEMENT)
> AND 8" PRIVATE FIRELINE TO FIRE SYSTEM RISER AS ROUTED THIS SHEET;
> AND 2.5" COPPER DOMESTIC LINE AS ROUTED THIS SHEET.
SANITARY SEWER SERVICE TO BE PROVIDED BY 6" PVC LINE FROM THE NORTH END
OF THE BUILDING TO EXISTING CITY SAN. SEWER MAIN ALONG MEMORIAL DRIVE.
- COMMUNICATIONS CABLE
COMMUNICATIONS/TV CABLES TO BE BY OWNER AS ARRANGED WITH SUPPLIERS.
- OFFSITE IMPROVEMENTS
NO OFFSITE/RIGHT-OF-WAY IMPROVEMENTS INCLUDED IN THIS PROPOSAL.
- SIGNAGE
COMMERCIAL SIGNAGE TO BE ACCORDING TO CITY SIGN ORDINANCES.
PERMITTING WILL BE APPLIED FOR BY SIGN CONSTRUCTION CONTRACTOR.
- SOLID WASTE DISPOSAL
WASTE DISPOSAL VIA TRASH DUMPSTER LOCATED AS SHOWN THIS SHEET.
DUMPSTER DISPOSAL BY CITY SANITATION SERVICES.
MEDICAL/CHEMICAL/HAZARDOUS WASTE DISPOSAL BY CONTRACT
WITH AUTHORIZED AND LICENSED WASTE DISPOSAL SERVICE PROVIDERS.
- HANDICAPPED ACCESSIBILITY
HANDICAPPED ACCESSIBILITY REQUIREMENTS ADHERED TO IN APPLICABLE AREAS.

NOTICE:

- BOLLARDS: 22 THIS SITE - SEE DETAIL SHEET C1.19
- H/C SIGNS: 6 THIS SITE - SEE DETAIL SHEET C1.19
- SITE LAYOUT: FIELD LAYOUT OF BUILDINGS AND RETAINING WALLS TO BE
ACCORDING TO SHEET C1.1
- FIELD LAYOUT OF CURBS AND PAVING TO BE
ACCORDING TO SHEET C1.2 & C1.14.
- CONSTRUCTION PHASES: THIS PROJECT MUST BE PHASED IN ORDER TO ACHIEVE
CONTINUOUS RESIDENCY
PORTIONS OF THE EXISTING HEALTH CARE FACILITY
MUST REMAIN WHILE THE NEW FACILITY IS BEING
CONSTRUCTED. SEE SHEETS SP1.4, SP1.5 AND SP1.6
AN ALL WEATHER ACCESS ROUTE MUST BE MAINTAINED
AROUND THE BUILDING IN COMPLIANCE WITH FIRE
MARSHAL REQUIREMENTS FOR CONTINUOUS FIRE
PROTECTION.

